

# SHERIFF'S SALE

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Wednesday, November 4th, 2015 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV586 AND CIVIL WRIT NO. 2015CV586 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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All that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of Lot Number Sixty-nine (69) on East Sixteenth Street (formerly Borough Line Street), between Chestnut and Walnut Street; thence Northerly a distance of Forty-nine and one-half (49 1/2) feet to corner of Lot Number Seventy-one (71); thence Westerly, a distance of One Hundred Fifty-four (154) feet to a fifteen-foot Alley; thence Southerly a distance of Forty-nine and one-half (49-1/2) feet to corner of Lot Number Sixty-nine (69); thence Easterly a distance of One Hundred Fifty-three (153) feet to place of beginning.

This description is intended to cover and this deed to convey Lot Number Seventy (70) in Duval Dickson's Second Plot of Lots as marked and shown on plot or plan.

TITLE TO SAID PREMISES IS VESTED IN Sandra J. Creasy, by Deed from Casper A. Halat, Jr. and Carmella N. Halat, his wife and Pasquale Cusano, unmarried, dated 07/12/1983, recorded 07/13/1983 in Book 320, Page 469.

Tax Parcel: 04A-02-159-00,000

Premises Being: 317 East 16th Street, Berwick, PA 18603-2208

PROPERTY ADDRESS: SANDRA J. CORNWALL, 317 EAST 16TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-159-00,000

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Phelan Hallinan Diamond & Jones, LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>